



2010 00023299

Bk: 10343Pg: 98 Page: 1 of 3

Recorded: 10/22/2010 11:19 AM

## QUITCLAIM DEED

We, **AUGUST WOICEKOSKI** and **SYLVIA M. WOICEKOSKI**, of 57 Bridge Street,  
Northampton, Hampshire County, Massachusetts,

for One Dollar (\$1.00) consideration paid

grant to **AUGUST WOICEKOSKI, TRUSTEE OF THE AUGUST WOICEKOSKI REVOCABLE  
INDENTURE OF TRUST** (dated February 10, 2006), of 57 Bridge Street, Northampton,  
Hampshire County, Massachusetts

### with **QUITCLAIM COVENANTS**

Our undivided one-half interest in and to the land in Amherst, Massachusetts, lying  
westerly of Sunset Avenue, and more particularly bounded and described as follows

Beginning at an iron pipe in the westerly sideline of Sunset Avenue, said pipe marking the  
line between land now or formerly of Victor L. Butterfield, and land now or formerly of Ralph  
J. and Edna K. Watts thence

S. 70° 39' 20" W.	a distance of 302.90 feet to an iron pipe; thence
S. 8° 32' 02" E.	a distance of 111.20 feet to a granite stone bound, the last two courses being along land now or formerly of said Watts; thence
S. 12° 38' 35" E.	partly along land now or formerly of Chong W. and May S. Lee and partly along land now or formerly of R. Irene Gronner a distance of 200.85 feet to an iron pipe; thence
S. 70° 46' 40" W.	partly along land of Corporation of the Presiding Bishop of the Church of Jesus Christ Latter Day Saints and partly along land of now or formerly J. Harold Smith a distance of 809.77 feet to an iron pipe; thence
N. 0° 57' 30" W.	along land of the Commonwealth of Massachusetts, University of Massachusetts a distance of 331.69 feet to an iron pipe; thence
N. 70° 12' 39" E.	along other land of said Commonwealth a distance of 716.03 feet to an iron pipe; thence
N. 71° 33' 54" E.	a distance of 198.25 feet to an iron pipe; thence

Off Sunset Avenue, Amherst

AFFECTED PREMISES:

- N. 70° 46' 35" E. a distance of 138.09 feet to an iron pipe, the last two courses being along land now or formerly of Donald D. and Steffi A. Duame; thence
- S. 19° 28' 44° E. along the westerly sideline of Sunset Avenue a distance of 9.91 feet to the point of beginning and containing 5.761 acres.

Conveyed also at this time is the right of ingress and egress over a piece of land 50.00 feet wide extending along the easterly line of land of said Church of Latter Day Saints, and all rights of the grantor herein over a parcel of land 50.00 feet wide extending along the southerly line of land now or formerly of Mass. Kappa Corp. of Sigma Alpha Epsilon.

The parcel described above is conveyed subject to a right of way to said Watts, and to all rights of others in two proposed roads as shown on a plan in Plan Book 2 at Page 21.

The parcel described above is more completely shown on a plan entitled "Land In Amherst, Mass. Surveyed for Ed Conklin" by Gordon E. Ainsworth & Associates, Inc., dated December 13, 1969 and recorded in Hampshire County Registry of Deeds Plan Book 74, page 90.

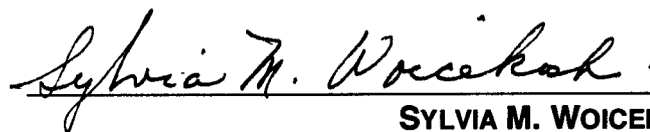
Being the same premises described in a deed from William E. Dwyer to August Woicekoski and Sylvia M. Woicekoski, dated January 10, 1970 and recorded in Hampshire Registry of Deeds Book 1565, page 477.

Consideration is less than \$100.00; no excise stamps are required.

No title examination has been performed for this transaction.

WITNESS my hand and seal on October 18, 2010.

  
AUGUST WOICEKOSKI

  
SYLVIA M. WOICEKOSKI

## COMMONWEALTH OF MASSACHUSETTS

Hampshire, ss.

On October 18, 2010, before me, the undersigned notary public, personally appeared **AUGUST WOICEKOSKI** and **SYLVIA M. WOICEKOSKI**, proved to me through satisfactory evidence of identification, which was ☒ personal knowledge, ☐ a MA driver's license, ☐ oath or affirmation of a credible witness, or ☐ (identify) \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that s/he signed it voluntarily for its stated purpose.



**WILLIAM E. DWYER, JR.**  
NOTARY PUBLIC  
COMMONWEALTH OF MASSACHUSETTS  
MY COMMISSION EXPIRES  
JULY 21, 2017

ATTEST: HAMPSHIRE, Marianne L. Donohue, REGISTER  
MARIANNE L. DONOHUE